

Special Exception Application



ROANOKE

RECEIVED

AUG 27 2015

Planning Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

Application Checklist: ☐ Application Form
☐ Written Narrative
☐ Development Plan
☐ Elevation
☐ Filing Fee

Date: 8/24/15

Property Information:

Street Address: 5046 Williamson Rd Roanoke VA 24012

Official Tax No(s): 2190521

Size of Property (acres or square feet): 22,310 SF

Base Zoning District: Mx Overlay Zoning District: N/A

Request for a special exception as set forth in Section 36.2-315, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request:

Applicant is requesting exception to change from to Group care facility, Congregate home, elderly care facility.

Applicant Information:

Name: Lisa Frontus Phone Number: 540-467-3150

Address: 1125 Fairfax Ave Roanoke VA 24017 E-Mail: lisa.frontus@msn.com

Applicant's Signature: *Lisa Frontus*

Owner Information:

Name: Cornerstone Real Estate Investing, LLC Phone Number: 540-641-2989

Address: 1008 Mourning Dove Drive Blacksburg, VA 24060 E-Mail: reed.kennedy2@yahoo.com

Owner's Signature: *Reed Kennedy, President*

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

Amcarr
Secretary to the Board's Signature

8/27TH/15
Intake Date

Wednesday, October 14, 2015
Public Hearing Date

Lisa Frontus, MBA, OTR/L

5046 Williamson Rd

Roanoke, VA 24012

Hello,

I'm currently seeking Special Exception for property 5046 Williamson Rd. in Roanoke City, for zoning to include: group care facility, congregate home, elderly. I plan to utilize this property as an Assisted Living Facility for elderly individuals, 55 years of age and older. This property consists of 15 total bedrooms that will be utilized for 30 occupants.

My mission for this facility is to provide elderly residents with personal care assistance in a home like environment in order to maintain their highest level of independence. In doing such, 24 hours of assistance will be provided for daily care and medication management. This facility will also provide therapy services as needed for their residents. Additionally, nursing medical care assistance will also be provided, through the outsourcing of home health companies. In order to meet the needs of our residents, the facility will staff between 5-10 employees.

I believe this business model will be a great addition to Roanoke City. With the rapid rate of our elderly population, this facility will provide an affordable, caring, home like environment to individuals who may not have had other alternatives.

Six standards required:

1. The use is compatible with the character and appearance of the surrounding neighborhood by virtue of its height, bulk, location on the lot, and the design and location of parking, signage, landscaping, and other outside activities or structures:

- This facility will meet the character and appearance requirement as it is a pre-existing establishment, built in accordance with surrounding buildings.
- No exterior changes will be made to the building; tenant may restripe parking lines in the parking lot
- Tenant plan to reface existing signage to include new business name
- Interior cosmetic improvements to be made

2. The use does not create a demand on public water or sanitary sewer services that exceeds the design capacity of these systems or that would in any way decrease the quality of service to the surrounding neighborhood.

- This location has been utilized in the past as an assisted living facility and was fully occupied. No additional demand on public water or sanitary sewer services is projected.

3. The use does not generate traffic on public streets that exceeds the design capacity of such streets and does not create a dangerous traffic problem by virtue of driveway location, sight clearance, driveway slopes, or other factors:

- This establishment is not projected to generate increased nuisance of traffic. At least 12 parking spaces are available; only 5 parking spaces are required according to guideline standards.

4. The use does not increase the flood potential in the surrounding neighborhood.

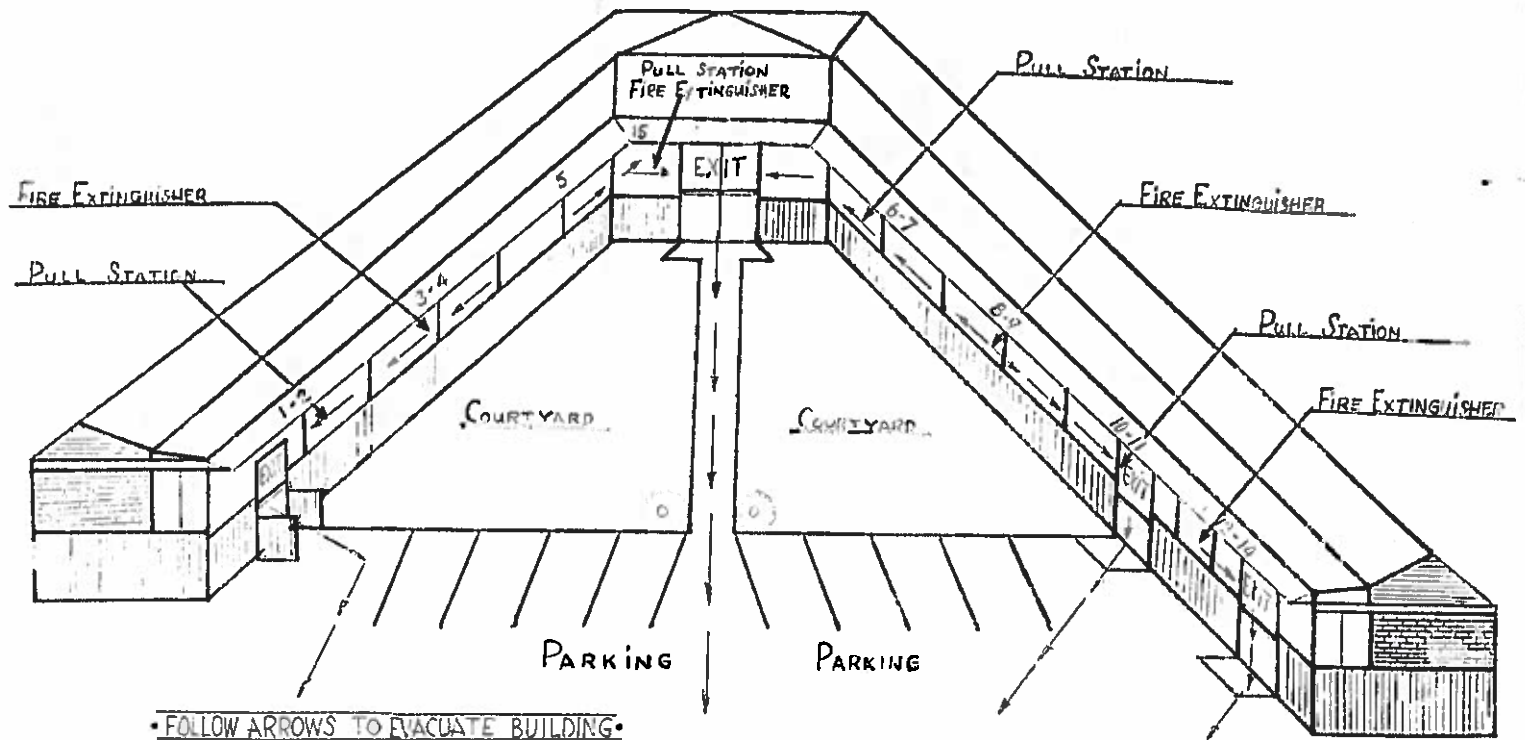
- This location does not increase the potential for flooding

5. The use is in conformation with the setback, yard, frontage, lot area, parking, signage, screening, shading, and other applicable requirements of the zoning ordinance as they pertain to the district in which the use is located or the specific use, whichever the case may be:

- The location is in conformation with the setback, yard, frontage, lot area, parking, and signage based on neighboring establishments. The location is compatible with surrounding establishments as a Women's Health Clinic is located next door to this facility.

6. The use furthers the intent of the City's Comprehensive Plan.

- In working in long-term care establishments over the last 10 years, I have noticed the growing need for our elderly population to have a caring and loving atmosphere that promotes dignity and independence. This facility will promote the City's Comprehensive Plan for the elderly as it will focus on providing excellence in care, while allowing individuals to age in a safe, comfortable and loving environment.



• FOLLOW ARROWS TO EVACUATE BUILDING •

MONTICELLO MANOR

MEADOW HILLS ASSISTED LIVING

5046 Williamson Rd NW

